



224, 8530 8a Avenue SW  
Calgary, Alberta

MLS # A2318460



**\$499,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding , Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Vivace North in the heart of West Springs, where this exceptional second floor corner unit offers 1,120 square feet of bright, modern living. Elevated above ground level for added privacy, this home is flooded with natural light thanks to its desirable corner location and expansive windows on multiple sides. One of the property's most impressive features is the expansive wraparound balcony with SE exposure. Rarely found in condominium living, this oversized outdoor space offers plenty of room for lounging, dining, entertaining, and BBQing, creating a seamless extension of the indoor living area. Inside, the thoughtfully designed open-concept layout blends style and functionality. The beautiful kitchen island showcases full-height shaker cabinetry, quartz countertops, and a built-in quartz dining extension that is perfect for casual meals, morning coffee, or hosting friends and family. A dedicated built-in workspace adds versatility for professionals working from home. The well-designed floor plan features a large living area, two generous bedrooms and two full bathrooms. The primary suite includes a custom built walk-in closet and private ensuite, while the second bedroom enjoys convenient Jack-and-Jill access to the main four-piece bathroom, making it ideal for guests, family members, or roommates. Additional features include upgraded Hunter Douglas blinds, exceptional in-suite storage, and the convenience of heated underground titled, tandem parking for 2 vehicles, and a separate assigned storage locker. The building is also pet friendly, allowing up to two dogs or cats with no size or breed restrictions. Perfectly situated close to shopping, restaurants, cafes, schools, parks, transit, and major roadways, this home offers the ideal balance of comfort, convenience, and low-maintenance living. An outstanding opportunity to own a stylish and spacious

condominium in one of Calgary's most desirable west-side communities.